

**BOSTON REDEVELOPMENT AUTHORITY
AUGUST 1, 2002 BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 2:00 P.M.**

MINUTES/SCHEDULING

1. Approval of the Minutes of the July 9, 2002 meeting.
2. Request authorization to schedule a Public Hearing on August 22, 2002 at 2:00 p.m. to consider the proposed Charles Street Jail House Project consisting of a 305-room hotel as a Planned Development Area Development Plan and Development Impact Project Plan. **APPROVED**

DEVELOPMENT

Park Plaza

3. Request authorization to issue a Preliminary Adequacy Determination waiving further review under Article 80B of the Boston Zoning Code, subject to continuing design review, for the Liberty Place Project, located at 660 Washington Street, to contain 439 rental housing units, which include 44 affordable units, 471 above and below-grade parking spaces, ground floor retail space and community space; request authorization to issue a Certification of Compliance and to enter into an Affordable Housing Agreement, Cooperation Agreement and all documents necessary for the proposed project; and to recommend approval to the Board of Appeal for necessary zoning variances. **APPROVED**

Brighton

4. WITHDRAWN

South End

5. Request authorization to issue a Partial Certificate of Completion for the Wilkes Passage Project, a seven-story loft building, neighborhood retail space on the ground floor on the Washington Street portion, 155 residential condominium units on the upper floors of Washington Street and on Waltham, Wilkes and Bradford Streets. **APPROVED**
6. Request authorization to adopt an Order of Taking, for the Crosstown Center Project, of certain rights of the City, which will be redeveloped during Phase One of the City's South Bay Harbor Trail located at 20 Hampden Street in the South End Urban Renewal Area; and adopt an Order of Taking for confirmatory and title clearing purposes only, with respect to said project. **APPROVED**
7. Request authorization for final designation of New Boston Housing Enterprise, LLC as redeveloper of a six-story residential building containing 16 loft-style condominium units with 2 affordable live-work spaces located at 137-143 East Berkeley Street, 36-38 Fay Street and the abutting parcel at 131 East Berkeley; authorization to issue a Certification of Approval, pursuant to Article 80E of the Boston Zoning Code and authorization to execute all documents necessary for the proposed project. **APPROVED**

8. Request authorization to approve for the construction of the Dover Residences Project consisting of 133 residential rental units, with 13 affordable units, first floor retail/office space, and two-level enclosed 188 parking space garage; to issue a Scoping Determination waiving further review under Article 80B of the Boston Zoning Code, subject to continuing design review; to issue a Certification of Compliance upon successful completion of Article 80; to execute all documents necessary for the proposed project; to approve an Urban Renewal “U” Overlay District zoning designation of Parcel 31C and 31D and to petition approval to the Zoning Commission; to execute an Amended Land Disposition Agreement with the Redeveloper for the proposed project. **APPROVED**
9. Request authorization to approve a Minor Modification to the South End Urban Renewal Plan necessary for the Dover Residences Project located at Washington, East Berkeley, Fay Streets and Harrison Avenue. **APPROVED**

Kittredge Square

10. Request authorization to issue a Partial Certificate of Completion to Kevin McCrea, Wabash Construction for partial completion of two residential units located at 75 Highland Street consisting on three units, of which one is affordable at 80% median income in the Kittredge Square Urban Renewal Area. **APPROVED**

Jamaica Plain

11. Request authorization to issue a Certification of Approval under Small Project Review of the Boston Zoning Code for the construction of 47 residential condominiums, with 5 affordable units and a 42-car parking garage located at 35-39 South Huntington Avenue, in accordance with Article 80E, Small Project Review of the Boston Zoning Code; enter into an Affordable Housing Agreement and recommend approval to the Board of Appeal for seven variances necessary for the proposed project. **APPROVED AS AMENDED: TO PETITION THE BOARD OF APPEAL.**

South Cove

12. Request authorization to adopt an Order of Taking for a very small sliver portion of Mason Street necessary for the renovation of the Boston Opera House; and authorization to petition the Public Improvement Commission for a discontinuance for said portion of Mason Street. **APPROVED**

Charlestown

13. Request authorization to advertise a Request for Proposals for the sale and development for Parcel R-13 located at 300 Medford Street in the Charlestown Urban Renewal Area for residential reuse. **APPROVED**
14. Request authorization to execute an Amended and Restated Land Disposition Agreement and to issue a Certificate of Completion for Parcel R-56 located adjacent to 110 Main Street for the reconstructed four condominium units. **APPROVED**

15. Request authorization to execute a Minor Modification to the Charlestown Urban Renewal Plan to permit the renovation of the building located at 108 Main Street by subdividing Parcel R-56 to create Parcel R-56E. **APPROVED**

South Boston

16. Request authorization to issue a Certification of Approval under Small Project Review of the Boston Zoning Code for the construction of 13 residential condominium units, of which one will be affordable, with 17 parking spaces located at 525-527 East Second Street, authorization to enter into an Affordable Housing Agreement for said proposed project; recommend approval to the Board of Appeal for variances and conditional uses necessary for the proposed project. **APPROVED**
17. Request authorization to re-adopt Orders of Taking of certain parcels of land in the South Boston Waterfront District to effectuate the transfer and exchange of land and other property rights necessary for the construction of certain public improvements. **APPROVED**
18. Request authorization to adopt a Demonstration Project Plan under General Laws Chapter 121B regarding land assembly necessary to accomplish certain street improvements to be made by the Massachusetts Convention Center Authority in connection with the development of the Boston Convention and Exhibition Center. **APPROVED**

PLANNING AND ZONING

19. Request authorization to advertise a Request for Qualifications for consulting services to assist in developing the second phase of the Fort Point Downtown Municipal Harbor Plan. **APPROVED**

20. Request authorization to award a Consulting Services Contract to Susan Trowbridge for a Background Report on the institutions in the Longwood Medical Area needed for the upcoming Longwood Medical Area Planning Study, in an amount not to exceed \$20,000. **APPROVED**

BOARD OF APPEAL

21. Board of Appeal **APPROVED**

ADMINISTRATION AND FINANCE

22. Request authorization to enter into an Audit Service Agreement with the City of Boston for reimbursement of \$71,595 for auditing services provided by KPMG Peat Marwick LLP. **APPROVED**
23. Contractual Payments **APPROVED**
24. Personnel **APPROVED**